

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

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issaquahwa.gov

This Section For Staff Use Only

Permit Number: _____
Staff Contact: _____

Date Received: _____

Type of Application: Pre-Application

PROJECT INFORMATION

Name of Project (if applicable): Holly St. Townhomes

Project Site Address: 755 & 756 7th Ave NW, 710 & 720 NW Holly St. Issaquah WA 98027

Parcel Number: 8844300026, 27, 30, 31, 32, 33

OWNER

Name: Blue Fern Development I, LLC

Address: 18300 Redmond Way Suite 120, Redmond WA 98052

Phone: 425.629.3854 Email: _____

APPLICANT

Name: Blue Fern Management, LLC

Address: 18300 Redmond Way Suite 120, Redmond WA 98052

Phone: 425.629.3854 Email: _____

CONTACT

Name: Chas Peterson

Address: 18300 Redmond Way Suite 120, Redmond WA 98052

Phone: 425.629.3854 Email: chas@bluefern.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Proposal to demolish existing homes and accessory structures and construct 32 townhome units in 8 buildings to be developed and sold as condos under a Binding Site Plan. Construction will include all associated site, utility and ROW improvements.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

Date: 12/21/21

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

Zoning Designation: MUR Mixed Use Residential

Land Use Designation: Multifamily Residential

Subarea Designation: Central Issaquah - Confluence District

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family Residential and Vacant

Adjacent Land Uses North: Commerical (Self Storage) and Residential

South: Education/School

East: Residential

West: Residential/Forested

Area in square feet: 57,611

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Streams

☐ Wetlands

☐ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Multifamily Residential

Density (multifamily only): 24.2 DUA

Impervious Surface Ratio: 73.2%

Pervious/Landscaping/Open Space Provided (in square feet): 15,426

Maximum Proposed Building or Structure Height: Less than 40'

Total Proposed Building Square Footage (Gross Area): 58,669

Proposed Setbacks Front: 0'-10'

Rear: 7'

Side: 7'

Parking Spaces Provided: 64